

**Grantee: Kent County, MI**

**Grant: B-08-UN-26-0002**

**April 1, 2010 thru June 30, 2010 Performance Report**

**Grant Number:**

B-08-UN-26-0002

**Obligation Date:****Grantee Name:**

Kent County, MI

**Award Date:****Grant Amount:**

\$3,912,796.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Original - In Progress

**QPR Contact:**

Stephanie Gingerich

## Disasters:

**Declaration Number**

NSP

## Plan Description:

The tracts were rated from 1-10 in the FARS data, with 1 representing the lowest risk and 10 the greatest. 356 block groups are represented and scored in the data with a median score of 4. Scores greater than 5 indicate areas where the abandonment risk is greatest, exceeding the median as represented at Attachment 1, Estimated Foreclosure Abandonment Risk Score. Of the 356 block groups reported, 112 (or 31%) had FARS scores greater than 5, indicating increased risk. These areas are in the cities of Wyoming, Grandville, Kentwood, and Byron, Plainfield and Gaines Townships. Other communities scored above the median but when comparing per capita foreclosures they don't represent a density of properties where it is felt NSP could have as great an impact. This data is at Exhibit A (Kent County Target Areas). NSP development will work within the boundaries of these areas as they represent the areas at greatest risk of further neighborhood decline from foreclosed and abandoned homes. Directing projects to these areas is part of a strategic approach the County is taking to limit the decline of neighborhoods due to continuing foreclosure trends. Predicted 18 month Underlying Foreclosure Rates a large percentage of tracts within the strategic areas identified by FARS are at high risk of increased foreclosure over the next 18 months. The 356 tracts in Kent County were scored from 1 to 10. The median score is 4.3 with 6 indicating a high likelihood of continued deterioration. These tracts are charted in Attachment 2 (labeled 18 Month Problem Foreclosure Rate). This predicted underlying problem foreclosure rate analysis combined with FARS supports the identification of areas of greatest need to include the cities of Wyoming, Grandville, Kentwood, and Byron, Plainfield and Gaines Townships. The areas are mapped at Exhibit A, Predicted 18 Month Foreclosure Rate. As with the FARS data, other areas in the County show percentage scores above 6% but when considering actual numbers of parcels at risk of foreclosure it is felt best to limit investment to the listed communities to have the greatest impact with limited funding. Total Foreclosure as a Percent of Total Parcels from foreclosure information provided by CRI of the Johnson Center at GVSU. They assembled the data from multiple sources including Kent County Equalization and Treasurers offices. Block group level analysis of areas with the highest percentages of foreclosures per number of parcels identified areas of concern. Each area had a percentage of foreclosures exceeding the County rate of 4.5% and together include over 2100 foreclosed parcels. Few areas in the county are not grossly affected by foreclosures as demonstrated in these sets of data. The greatest stabilization of neighborhoods can be achieved in more densely developed areas where the proximity of foreclosed properties to each other is most likely to impact a larger number of other parcels. While recognizing there is as great an existing problem in the more rural parts of the county we will concentrate our stabilization efforts in the more urban, more densely developed areas identified in each of the three data sets discussed above. Three cities, Wyoming, Kentwood and Grandville as well as Gaines and Plainfield Townships have been identified as areas of great need. In an effort to concentrate NSP funds County staff considered the evaluation of the three categories listed above. Broad geography has been identified showing the areas where total foreclosure percentages, 18 month underlying problem areas and FARS scores overlap and is included on the map at Exhibit A. This area is limited to Gaines and Plainfield Townships and the cities of Wyoming, Kentwood, and Grandville. NSP funded activities will be concentrated in these areas and limited to eligible neighborhoods where the impact of the redevelopment and resale of foreclosed and abandoned properties will be the greatest.

## Recovery Needs:

Response:

As required by Section 2301(c)(2) of HERA, the County is required to direct funding to areas of greatest need as defined by:

- Areas with the greatest percentage of home foreclosures
- Areas with the highest percentage of homes financed with a subprime mortgage related loan
- Areas identified as likely to face a significant rise in the rate of foreclosures.

The county will ensure 100% of NSP funds will benefit individuals and households with incomes at or below 120% of the area median income (AMI). Additionally, at least 25% of NSP funds will benefit individuals and households with incomes at or below 50% of the area median income. In order to meet these goals, the county proposes to allocate funding under the following general categories:

Purchase with rehabilitation of abandoned foreclosed homes for resale to individuals and families earning at or less than 120% area median income.

The county will expend 71.1% of NSP funds in this eligible category of purchasing and rehabilitating foreclosed upon homes. Sale to individuals and households will be on affordable terms using soft second mortgages. Twenty two percent of funds in this category will be expended to provide homeownership opportunities for individuals and households earning 50% or less of AMI in order to meet the income targeting requirement of HERA. Additionally, all home purchasers will be required to attend a minimum of 8 hours of pre-purchase homeowner education in order to give them the knowledge and skills necessary to make them successful homeowners.

Purchase with rehabilitation abandoned and foreclosed multi-unit properties to provide affordable rental units.

The county will invest 18.4% of NSP funds in this eligible category to purchase and rehabilitate apartment units in order to provide affordable rental units to individuals and households earning at or below 50% AMI.

### Administration of the Neighborhood Stabilization

The county will expend 10% of NSP funds in this eligible category

Kent County has significant numbers of foreclosed properties concentrated in the identified areas of greatest need. Partnering with existing experienced non-profit developers, the County will strategically target neighborhoods experiencing decline due to the proximity of abandoned foreclosed properties.

The County will direct existing programs and funding to further this strategic targeting, when possible. Such programs include the HOME Investment Partnership Program for mortgage leveraging where appropriate and CDBG for infrastructure investment when called for.

Additionally the County will ensure our development partners provide additional services to NSP beneficiaries of other social service programs so those resources enhance family and housing stability. Energy assistance, Earned Income Tax Credit education, tax preparation and county health services are among the offerings available. Funds from this category will be provided to support the establishment of a Kent County and Bank Authority as described above.

The County will monitor program income and will reallocate it on eligible NSP projects. A minimum of 25% of program income will be expended on projects benefiting individuals and households earning at or below 50% AMI.

## C. DEFINITIONS AND DESCRIPTIONS

(1) Definition of blighted structure in context of state or local law.

Response:

A blighted property is a blighted/abandoned/uninhabitable property that meets any of the following criteria as defined in Michigan Public Act 344 of 1945:

Declared a public nuisance in accordance with local housing, building, plumbing, fire, or other related code or ordinance.

Attractive nuisance because of physical condition or use.

Fire hazard or is otherwise dangerous to the safety of persons or property.

Has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a

period of 1 year or more so that the property is unfit for its intended use

The property is tax reverted property owned by a municipality, by a county, or by this state. The sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

The property is owned or is under the control of a land bank fast track authority under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

The property is improved real property that has remained vacant for 5 consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.

The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within 1 year after the receipt of notice to rehabilitate from appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of affordable rents. Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program specific requirements such as continued affordability.

Response:

Affordable rents will follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Namely, the maximum rents will not exceed 30 percent of the family's adjusted income. If the unit receives federal or state project-based rental subsidies and the very-low income family pays a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e. tenant contribution plus project based rental subsidy) is the rent allowable under the Kent County Housing Commission section 8 Housing Choice Voucher Program.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The Kent County Community Development Department will ensure continued affordability by utilizing the following tools:

#### Minimum Affordability Period

The NSP assisted housing will meet at minimum HOME affordability requirements for not less than the applicable period. Units assisted with NSP dollars of \$15,000 or less are subject to a 5 year affordability period. Units with \$15,000 to \$40,000 of NSP assistance are subject to a 10 year affordability period and over \$40,000 are subject to a 15 year affordability period. Upon sale of NSP assisted property, all of subsidy is subject to recapture if affordability period is not met.

#### Lease to Purchase.

The program would transfer ownership of homes rehabilitated with NSP funds to subrecipients who will operate a lease to purchase program. Rents would be required to conform to the requirements for affordable rents defined above. When the tenant is able to buy the home, continued affordability would be provided pursuant to either a deed restriction program, or through a shared appreciation loan. The term of affordability will be defined as above based on total NSP investment in the activity.

#### Documentation of Income-Eligibility

The Kent County Community Development Department will ensure continued affordability for NSP assisted housing by requiring documentation of income-eligibility upon sale or initial occupancy through the following mechanism:

For homeownership: recording a notice of affordability restrictions and a regulatory agreement requiring any resale of property to be to another income-qualified buyer for an affordable housing cost; and

For rental: require the property manager or owner, as the case may be, to recertify that residents' incomes still qualify on an annual basis.

#### Energy Efficiency

A home energy analysis will be conducted before and after renovation. Kent County Community Development will

require that there is a minimum of 10 percent reduction in CFM units as evidenced by pre and post-rehab blower door tests. Kent county Community Development Department will require that renovations strive to meet Energy Star Standards.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

Kent County will require that all NSP funded activities be completed to comply with the Michigan Residential Code in effect at the time of the rehab activity as well as all local codes in effect in the community where the activity is performed. In addition all NSP funded activities will improve energy efficiency as evidenced by a 10% increase in performance as measured by pre and post construction blower door tests and HERS.

#### D. LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$979,000.

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

Kent County will use at least 25% of NSP funds to house individuals and families whose incomes do not exceed 50% of area median income. Experienced non-profit multi-family housing developers have indicated their willingness to purchase and rehab multi-unit residential properties which will provide affordable rental units. Their expertise will allow Kent County to invest in rental housing development at minimal costs. Management of completed units will be transferred to Community Rebuilders, an established organization whose mission is to provide safe rental units to customers at or below fair market value. Households not qualifying for conventional financing or who do not wish to purchase may rent the redeveloped properties. Limited subsidies may be made available for rental assistance from already funded sources allowing continued affordability.

In addition to developing affordable rental units, the County anticipates rehabilitation of at least two single family units for purchase by households earning less than 50% of AMI. Affordability will be assured for these homeowners by only requiring the buyers to finance within their means. Affordable mortgages are defined as those requiring no more than 32% of household income to cover payments of principle, interest, taxes and insurance. NSP funds or alternative funds such as HOME may be left in the development of the unit to finance the gap between value and affordable mortgage if necessary. These funds will be monitored under the HOME affordability requirements at §24 CFR 92.254.

#### E. ACQUISITIONS & RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., &#8804; 80% of area median income).

If so, include:

The number of low- and moderate-income dwelling units i.e., &#8804; 80% of area median income reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households i.e., &#8804; 120% of area median income reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

Drive by inventory of neighborhoods in the areas of greatest need lead us to believe demolition or conversion of dwelling units is not a priority. Existing inventories of abandoned properties lead us to believe funds will best be

utilized through acquisition and rehab.

#### F. PUBLIC COMMENT

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response:

The draft Substantial Amendment to the Annual Action Plan was posted on the Kent County web site: (<http://www.accesskent.com/YourGovernment/Departments/CommunityDevelopment/CommunityDevelopment.htm>) on November 7, 2008, and included a link for posting comments directly from the site as directed by HUD staff and at HUD sponsored trainings in Washington and Cleveland. The public comment period formally closed on November 31, 2008, but this is still an active link. Notice of the posting was also advertised in the Grand Rapids Press to ensure public knowledge of the comment period.

Public comments received in response to posting and advertising of the draft Substantial Amendment to the Annual Action Plan included the following observations:

- Energy efficiency would be best measured by using blower door testing and HERS pre and post rehab and establishing a baseline with a percentage improvement required.
- o The recommendation had already been included in the application.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,912,796.00
Total CDBG Program Funds Budgeted	N/A	\$3,912,796.00
Program Funds Drawdown	\$333,723.80	\$2,126,511.28
Obligated CDBG DR Funds	\$110,609.80	\$3,685,211.17
Expended CDBG DR Funds	\$651,932.26	\$2,545,848.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$144,877.07	\$604,602.18
Program Income Drawdown	\$144,877.07	\$604,602.18

### Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	13.333%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$586,919.40	\$0.00
Limit on Admin/Planning	\$391,279.60	\$116,233.94
Limit on State Admin	\$0.00	\$0.00

### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$978,199.00	\$860,726.29

## Overall Progress Narrative:

The Kent County Neighborhood Stabilization Program achieved the goal of acquiring 22 single family homes after four additional acquisitions took place during the April-June quarter. Inner City Christian Federation sold four of their homes to first time homebuyers. To date, ten of the 22 homes in the program have sold to homebuyers and two sales are pending. Habitat for Humanity acquired the three properties they will rehabilitate and resell through NSP. One additional unit was purchased for rehabilitation into a permanent rental for households at or below 50% AMI by Lighthouse Communities Inc. Lighthouse Communities Inc. also entered into purchase agreements for three additional homes in the NSP target area.

Rehabilitation was completed on four single family for-sale and one rental property. Rehabilitation was underway on twelve other units at the end of the quarter. One rental property was leased up during this quarter.

Program income was received from the sale of NSP properties and these funds were drawn down to cover new NSP expenses prior to additional funds being requested from the U.S. Treasury. By the end of the quarter, \$3 million in expenditures had been incurred by the Kent County NSP program.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001 NSP Admin, Administration	\$10,272.74	\$391,279.60	\$116,233.94
005 NSP Acq for Rental, Acquisition for Rental 50	\$14,540.25	\$332,216.82	\$230,969.87
007 NSP Rental Rehab, NSP Rental Rehab	\$20.00	\$304,508.20	\$55,820.86
009 ACQ SF, ACQ-Homebuyer	\$145,605.12	\$1,693,891.32	\$1,226,960.18
011 NSP Rehab for Homeownership, Rehab for Homeownership	\$163,285.69	\$1,138,876.23	\$496,526.43
013 Homebuyer Assistance, Homebuyer Assistance	\$0.00	\$18,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 13 NSP Homebuyer Assistance

**Activity Title:** NSP Homebuyer Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

013 Homebuyer Assistance

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Homebuyer Assistance

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Kent County Community Development Department

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$0.00

**Total CDBG Program Funds Budgeted**

N/A

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

Kent County Community Development Department

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

Homebuyer assistance will be provided out of proceeds at sale in most cases. Therefore the budgeted amount was lowered to \$18,000 to serve as a placeholder for this activity.

All homebuyers will receive a minimum of \$1,000 toward closing costs or down payment assistance from Kent County NSP or HOME funds in the form of a forgivable loan, in order to secure a five (5), ten (10) or fifteen (15) year affordability period. For households who need homebuyer subsidy to fill the gap between the amount of first mortgage they can afford (where monthly principle, interest, taxes and insurance does not exceed 30% of their monthly income) and the purchase price, KCCD may provide up to 20% of the purchase price of the home as homebuyer assistance in the form of a forgivable loan, also called a soft second mortgage because there are no monthly payments. If direct homebuyer assistance is under \$15,000 the affordability period is five years, over \$15,000 and up to \$40,000 creates a ten year affordability period. All Habitat for Humanity homes will have a fifteen year affordability period.

The forgivable loan requires no monthly payments and a portion is only due and payable upon default (e.g. the person sells or moves from the home prior to the end of the affordability period) occurring prior to the end of the affordability period. The mortgage and note for the loan will be between the buyer and KCCD. The final amount is determined by Kent County NSP staff, based on details of the purchase such as home price, amount of funds contributed by buyer, purchase loan from lender and closing costs.

In the event the homebuyer gets an 80/20 NSP Mortgage and 2nd mortgage from MSHDA the Kent County NSP mortgage would be subordinate to the MSHDA mortgage.

**Location Description:**

Throughout Kent County NSP Target Area

**Activity Progress Narrative:**

Homebuyer assistance was provided to four homebuyers during the quarter, all out of sales proceeds. To date, ten homes have sold. This activity will be de-funded and closed in the next quarter because it is anticipated that for all future home sales, proceeds of sale will cover the homebuyer assistance.



Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/14
# of Households benefitting	0	0	0	0/2	0/12	0/14

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>14A Inner City Christian Federation (ICCF) Rehab</b>
<b>Activity Title:</b>	<b>ICCF Owner Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

011 NSP Rehab for Homeownership

**Project Title:**

Rehab for Homeownership

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICCF Non Profit Housing Corp.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$260,120.59
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$260,120.59
<b>Program Funds Drawdown</b>	\$55,437.24	\$123,934.44
<b>Obligated CDBG DR Funds</b>	(\$54,221.82)	\$260,120.59
<b>Expended CDBG DR Funds</b>	\$113,579.86	\$182,077.06
ICCF Non Profit Housing Corp.	\$113,579.86	\$182,077.06
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$54,221.82

**Activity Description:**

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built before 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

**Location Description:**

Houses will be located in one of the Kent County Target Areas.

**Activity Progress Narrative:**

During the April to June quarter Inner City Christian Federation sold four rehabilitated homes to income qualified home buyers (one of which was completed in a previous quarter). During this period another \$16,121.56 in expenses were incurred that will be covered by program income in the next drawdown. All of these homes were lead tested and treated to bring them up to lead-safe standards.

45 Colrain: Rehabilitation was completed and a final walk through of the home was done on May 18th. The closing took place on May 28, 2010.

3500 Flamingo: Rehabilitation was completed and a final walk through of the home was done on June 8th. The closing took place on June 25, 2010.

3909 Heron: Rehabilitation was completed and a final walk through of the home was done on June 8th. The closing took place on June 10, 2010.

The amount of -54,221.82 was de-obligated from this activity to offset the use of program income used to pay expenses under this activity. The activity 14A Lighthouse Owner Rehab increased by the same amount.

**Performance Measures**

<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>

# of Properties	0	0	3	0/0	0/0	6/6
# of housing units	0	0	3	0/0	0/0	6/6
# of Households benefitting	3	1	4	4/0	1/6	5/6

Activity Locations

Address	City	State	Zip
45 Colrain SW	Wyoming	NA	49548
3909 Heron SW	Wyoming	NA	49509
3500 Flamingo SW	Wyoming	NA	49509

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>14A Kitson Homebuyer Rehab</b>
<b>Activity Title:</b>	<b>Kitson Owner Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

011 NSP Rehab for Homeownership

**Project Title:**

Rehab for Homeownership

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Lee Kitson Builder, Inc.

**Overall**
**Apr 1 thru Jun 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$288,053.13
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$288,053.13
<b>Program Funds Drawdown</b>	\$58,105.11	\$89,827.50
<b>Obligated CDBG DR Funds</b>	\$42,450.97	\$337,510.97
<b>Expended CDBG DR Funds</b>	\$107,614.97	\$140,427.96
Lee Kitson Builder, Inc.	\$107,614.97	\$140,427.96
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$23,472.61	\$37,719.68

**Activity Description:**

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built after 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

**Location Description:**

Kent County NSP Target Areas

**Activity Progress Narrative:**

During the April to June quarter Lee Kitson Builder, Inc. had four projects underway. All homes were tested for lead and treated to be brought up to HUD Lead-safe requirements:

4930 Haughey SW: Developer finished exterior and interior work and received lead clearance during this quarter. Final walk thru of the home was done and there is a signed purchase agreement with an income qualified home buyer and closing should take place in July.

1206 Marquette SW: This quarter included completion of interior demolition, mechanical rough-ins, insulation, drywall, trim carpentry, painting, flooring and deck construction. The anticipated completion date is August.

1935 Cleveland SW: Lead abatement, new roof, interior rough-in, insulation, drywall, mechanical rough-ins, siding, trim carpentry and beginning of painting are some of the improvements made this quarter. Anticipated completion date is August.

3848 Groveland SW: Specs were submitted and approved, bid opening took place and construction contracts were signed this quarter. Framing was done in basement for new bedroom and new steps to basement with changes in floorplans were made, insulation and drywall has been done, electrical updated. Anticipated completion date is September.

**Performance Measures**

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	1	0/0	0/0	1/4
# of Households benefitting	0	0	1	0/4	0/0	1/4
#Energy Star Replacement Windows	0	0	1	0/0	0/0	1/4
#Additional Attic/Roof Insulation	0	0	1	0/0	0/0	1/4
#Efficient AC added/replaced	0	0	1	0/0	0/0	1/4
#Replaced thermostats	0	0	1	0/0	0/0	1/4
#Replaced hot water heaters	0	0	1	0/0	0/0	1/4
#Light Fixtures (indoors) replaced	0	0	1	0/0	0/0	1/4
#Light fixtures (outdoors) replaced	0	0	1	0/0	0/0	1/4
#Refrigerators replaced	0	0	1	0/0	0/0	1/4
#Dishwashers replaced	0	0	1	0/0	0/0	1/4
#Low flow toilets	0	0	1	0/0	0/0	1/4
#Low flow showerheads	0	0	1	0/0	0/0	1/4
#Units exceeding Energy Star	0	0	0	0/0	0/0	0/4

Activity Locations

Address	City	State	Zip
4930 Haughey SW	Wyoming	NA	49548

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>14A Lighthouse Communities Homebuyer Rehab</b>
<b>Activity Title:</b>	<b>Lighthouse Homebuyer Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

011 NSP Rehab for Homeownership

**Project Title:**

Rehab for Homeownership

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Lighthouse Communities, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$513,744.27
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$513,744.27
<b>Program Funds Drawdown</b>	\$0.00	\$176,529.30
<b>Obligated CDBG DR Funds</b>	\$48,362.20	\$242,336.00
<b>Expended CDBG DR Funds</b>	\$2,243.71	\$178,773.01
Lighthouse Communities, Inc.	\$2,243.71	\$178,773.01
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$6,841.24	\$69,946.47

**Activity Description:**

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built after 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

**Location Description:**

Kent County NSP Target Areas

**Activity Progress Narrative:**

During the April to June quarter Lighthouse Communities, Inc. began rehabilitation on one single family home in Kentwood. In addition to the program income drawn above, \$38,428.19 in expenses were incurred that will be covered in the next draw down from program income.

2187 Highlander SE : Specs were reviewed and approved on April 21st and authorization was given to bid out the project. The date of the bid opening was April 29th and after review of the bid tabulation the County gave approval to enter into a construction contract. A lead assessment was ordered and there were no findings at the property. Rehabilitation began and includes such energy efficient upgrades as a new furnace, hot water heater, central air conditioner, roof, windows, upgraded insulation and new floors and countertops. Property is expected to be completed by early July. Lighthouse worked to refine specifications for a new property at 4913 Ash during this quarter.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	4/9
<b># of housing units</b>	0	0	0	0/0	0/0	4/9

# of Households benefitting	0	0	0	2/5	2/4	4/9
#Energy Star Replacement Windows	0	0	0	0/0	0/0	3/9
#Additional Attic/Roof Insulation	0	0	0	0/0	0/0	3/9
#Efficient AC added/replaced	0	0	0	0/0	0/0	3/9
#Replaced thermostats	0	0	0	0/0	0/0	3/9
#Replaced hot water heaters	0	0	0	0/0	0/0	3/9
#Light Fixtures (indoors) replaced	0	0	0	0/0	0/0	0/9
#Light fixtures (outdoors) replaced	0	0	0	0/0	0/0	3/9
#Refrigerators replaced	0	0	0	0/0	0/0	3/9
#Dishwashers replaced	0	0	0	0/0	0/0	3/9
#Low flow toilets	0	0	0	0/0	0/0	3/9
#Low flow showerheads	0	0	0	0/0	0/0	3/9

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>14A Mohawk Construction - Rehab</b>
<b>Activity Title:</b>	<b>Mohawk Construction Owner Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

011 NSP Rehab for Homeownership

**Project Title:**

Rehab for Homeownership

**Projected Start Date:**

02/01/2013

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Mohawk Construction Group, LLC

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$154,992.33
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$154,992.33
<b>Program Funds Drawdown</b>	\$49,743.34	\$49,743.34
<b>Obligated CDBG DR Funds</b>	\$0.00	\$149,000.00
<b>Expended CDBG DR Funds</b>	\$90,463.81	\$90,463.81
Mohawk Construction Group, LLC	\$90,463.81	\$90,463.81
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$5,850.00	\$5,850.00

**Activity Description:**

Each house acquired through the NSP program will get energy efficient upgrades, be brought totally up to code, and receive marketability improvements. Weatherization includes new windows, exterior doors, insulation improvements, replacement of light fixtures and bulbs with CFLs, low flow showers, faucets, toilets, replacement of HVAC with 90% minimum efficiency furnace, hot water heater, and energy star stove, refrigerator and dishwasher. Other improvements may include roof replacement, exterior improvements to siding, concrete work, and garage. Many of the homes need flooring replaced, kitchen cabinets replaced, and interior trim and painting. All homes built after 1978 will be tested for lead-based paint and treated according to HUD Lead-safe requirements.

**Location Description:**

Kent County NSP Target Areas

**Activity Progress Narrative:**

During the April to June quarter Mohawk Construction Group, Inc. had two projects underway. In addition to the program income amount above there will also be \$17,052.47 paid from program income for costs incurred in June on the next draw. Both homes were lead tested and abatement took place to bring them up to lead-safe standards.

3084 Carmel SW: Interior demolition was completed along with framing in a new mud room and bringing structure up to code, drywall and painting was done, the abandoned underground pool was filled in, wiring was updated and an egress window was installed. The kitchen has been renovated. Anticipated completion date is July. A potential home buyer for the property has been identified.

1056 Rathbone SW: Demolition, framing, removal of existing substandard garage and replacement with a new garage, cement work, new windows, wiring, drywall, painting, flooring, cabinets and countertops have been done. Anticipated completion date is July.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	0/2



# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/0	0/2	0/2

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 14B NSP Set-aside Rental Rehab

**Activity Title:** NSP Rental Rehab ADR50

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

007 NSP Rental Rehab

**Project Title:**

NSP Rental Rehab

**Projected Start Date:**

02/13/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Lighthouse Communities, Inc.

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$226,538.70
Total CDBG Program Funds Budgeted	N/A	\$226,538.70
Program Funds Drawdown	\$20.00	\$55,820.86
Obligated CDBG DR Funds	(\$15,497.80)	\$304,502.20
Expended CDBG DR Funds	\$50,652.98	\$95,924.65
Lighthouse Communities, Inc.	\$50,652.98	\$95,924.65
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$38,982.98	\$46,719.67

**Activity Description:**

Developer will seek one-, two- and four-unit foreclosed rental properties for consideration under the Kent County NSP. Rental units will be made affordable to households at 50% Area Median Income or less. All units will be brought up to code, receive extensive energy efficiency improvements and marketability upgrades.

**Location Description:**

Activities will be restricted to target area identified in Section 1, A and B. Kent County will partner with experienced non-profit developers in these areas that meet NSP objectives and redevelop those areas where continuing foreclosures are deteriorating the quality of neighborhoods.

**Activity Progress Narrative:**

During the April to June quarter Lighthouse Communities, Inc. had 3 properties under construction which will be rental units to households at 50% Area Median Income or less. In addition to the program income drawn above, \$75,619.02 in expenses were incurred that will be covered in the next drawdown. One household is being reported as a beneficiary as 4391 Idlewood leased up 4/1/10 and one housing unit is reported as completed, which is 4777 Flying Eagle with a lease date of 7/1/10.

4777 Flying Eagle: Rehabilitation work began in April and included such improvements as: electrical and plumbing upgrades, new roof, siding, windows, cabinets, countertops and energy efficient appliances. The unit is lead-safe constructed in 1983. Construction was completed and a final walk-through of the home was done in June. The unit was leased to an income qualified tenant on July 1.

5040-5042 Kalamazoo SE: Specifications were submitted and approved and the project was bid out in April for this duplex in Kentwood. Bids were received and reviewed and a contract was signed with VanderKodde Construction in the amount of \$105,996.00. During this quarter much work has been done at the property including lead assessment and abatement, new concrete driveway, garage floor, walkways and steps, demolition, new roof, siding, windows, egress windows in each unit, flooring, cabinets, countertops, energy efficient furnaces, water heaters and appliances. Garage was converted from one 2 stall garage to separate one stalls so that each unit would have access to a garage. There is a tenant identified for one of the units and anticipated completion date is July. Serious water issues were discovered in the basement and additional work needed to be added to the scope to provide a long-term solution to moisture in the basement to protect the health of the future tenants and preserve the overall investment in the property.

5061 Stauffer SE: This 2 bedroom, 1 bath condominium was acquired on April 5th and specifications were submitted and approved and the contract with Able Construction was signed for a rehabilitation budget of \$22,696.00. Construction began in May and included new windows, garage door, furnace, water heater, carpet, cabinets and countertops in kitchen, paint and new

energy efficient appliances. The unit is lead-safe constructed in 1986. Work was completed the last week of June and final walk-through will take place in July.  
The amount of \$15,497.80 was de-obligated to offset funds drawn from program income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	3/7
# of housing units	0	0	1	0/0	0/0	3/7
# of Households benefitting	1	0	1	2/7	0/0	2/7

Activity Locations

Address	City	State	Zip
4777 Flying Eagle Drive SE	Kentwood	NA	49548

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>14G Acquisition for Rental</b>
<b>Activity Title:</b>	<b>Acquisition for Rental for 25% Set-Aside</b>

**Activity Category:**

Acquisition - general

**Project Number:**

005 NSP Acq for Rental

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition for Rental 50

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Lighthouse Communities, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$153,724.52
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$153,724.52
<b>Program Funds Drawdown</b>	\$14,540.25	\$152,499.52
<b>Obligated CDBG DR Funds</b>	(\$155,978.10)	\$165,171.55
<b>Expended CDBG DR Funds</b>	\$52,896.06	\$190,855.33
Lighthouse Communities, Inc.	\$52,896.06	\$190,855.33
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$42,990.31	\$132,313.75

**Activity Description:**

Acquisition of one-, two- to four-unit foreclosed rental properties for permanent rental for households at or below 50% Area Median Income. Rents limits are set at the 50% Area Median Income rent limits published by the Kent County Housing Commission, including utility allowances. The rental units have a fifteen year affordability period.

**Location Description:**

Kent County NSP Target areas

**Activity Progress Narrative:**

Acquisition of a 2 bedroom, 1 bath condominium located at 5061 Stauffer SE, Kentwood, took place on April 5th. The purchase price was \$44,000 and was 11% below the appraised value. The unit is lead-safe constructed in 1986. Rehab will be complete during this quarter with lease up taking in July-Sept. The property is reported above as one property, one housing unit, and one unit voluntarily acquired.

>

>One beneficiary is reported because a previously-acquired property at 4391 Idlewood was leased up as of April 1, 2010. The amount of funds obligated was decreased by \$155,978.10 because 14G Acquisition for rental had been over-budgeted and program income has also been drawn, which offset the need for Program Funds. The over-budget was a result of not accounting for the Whispering Brook property having its own activity for acquisition when initially setting up the budget for Acquisition for Rental so it was being counted twice.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	1	0/0	0/0	4/7
<b># of housing units</b>	0	0	1	0/0	0/0	5/8
<b># of Households benefitting</b>	1	0	1	1/7	0/0	1/7
<b># of Parcels acquired voluntarily</b>	0	0	1	0/0	0/0	4/7

Activity Locations

Address	City	State	Zip
5061 Stauffer Avenue SE	Kentwood	NA	49508

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 14G Habitat LH25

**Activity Title:** Acq Habitat LH25

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Habitat for Humanity Kent County

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$270,000.00

**Total CDBG Program Funds Budgeted**

N/A

\$270,000.00

**Program Funds Drawdown**

\$35,894.17

\$35,894.17

**Obligated CDBG DR Funds**

\$0.00

\$270,000.00

**Expended CDBG DR Funds**

\$107,172.17

\$107,172.17

Habitat for Humanity Kent County

\$107,172.17

\$107,172.17

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

Habitat will identify available abandoned foreclosed single-family properties. These properties will be purchased at a discount. Habitat will write work specifications to bring the unit to code and redevelop the property for resale to a household at or below 50% AMI. The home will meet energy efficient standards upon rehabilitation. Homebuyer assistance may be provided as part of project costs.

**Location Description:**

Houses will be located in target area identified in section 1 A and B.

**Activity Progress Narrative:**

During the April to June quarter Habitat acquired three single family homes in Wyoming:

29 Thurston SW: The acquisition closing took place on April 22, 2010. The sales price of the home was \$30,000.00 with an as-is appraised value of \$32,000.00. The home was built in 1948. Lead and asbestos assessments were ordered on the property and extensive lead abatement is required. The rehabilitation budget includes \$64,009.00 in additional funding from other sources. The County will provide \$72,500.00 for the project. Specifications were reviewed and approved and the bid opening took place on May 4th. The bid tabulation was reviewed and approved and they were authorized to enter into contracts on May 21st. The anticipated completion date for the home is November.

1146 Albers SW: The acquisition took place on June 1st, 2010. The sales price of the home was \$27,000.00 with an as-is appraised value of \$32,000.00. The home was built in 1930. Lead and asbestos assessments were ordered on the property. The rehabilitation budget includes \$70,188.00 in additional funding from other sources. The County will provide \$72,500.00 for the project. Habitat is in the process of preparing the specifications at this time.

1242 Rathbone SW: The acquisition took place on June 11, 2010. The sales price of the home was \$32,000.00 with an as-is appraised value of \$33,000.00. The home was built in 1930; lead and asbestos testing will be done. The rehabilitation budget includes \$70,165.00 in additional funding from other sources. The County will provide \$72,500.00 for the project. Habitat is in the process of preparing the specifications at this time.

Habitat for Humanity brings all of their properties to LEED certified standards which exceeds the standards of Kent County's NSP rehab standards. Habitat already has homebuyers identified for all three of the properties.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	3/3
# of housing units	0	0	3	0/0	0/0	3/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

## Activity Locations

Address	City	State	Zip
1242 Rathbone SW	Wyoming	NA	49509
1146 Albers SW	Wyoming	NA	49509
29 Thurston SW	Wyoming	NA	49508

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 14G ICCF 001-Potter

**Activity Title:** Acq 4617 Potter

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

ICCF Non Profit Housing Corp.

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$76,250.64
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$76,250.64
<b>Program Funds Drawdown</b>	\$0.00	\$76,250.64
<b>Obligated CDBG DR Funds</b>	\$0.00	\$76,250.64
<b>Expended CDBG DR Funds</b>	\$0.00	\$76,250.64
ICCF Non Profit Housing Corp.	\$0.00	\$76,250.64
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$79,572.35	\$79,572.35
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

A single family 3 bedroom, 2 bath home was purchased at 4617 Potter, Kentwood, MI for \$69,000, 4% below the appraised value of \$72,000. The closing took place on 8/21/09. The home was built in 1920 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$32,352 includes energy efficiency improvements including a new 90% or higher efficiency furnace, water heater, energy star range and refrigerator, increased insulation in walls and ceiling, new roof including new aluminum gutters around entire house, replace 2 windows in living room, new interior doors, new paint and replace all carpet throughout home. Exterior improvements include new concrete parking pad installed in front of garage, clean siding and repair soffit as needed, replace front exterior door and install new garage door opener, tree removal and trimming as needed along with new landscaping in areas affected by new concrete in driveway. We are budgeting \$18,000 for homebuyer assistance. Resale price is \$90,000

**Location Description:**

This property is in the NSP area for Kentwood, census tract 012901.

**Activity Progress Narrative:**

The Potter property was sold on 4/12/10 to a moderate income homebuyer. Program income was received from the sale of the home on 4/27/2010. A total of \$10,427.65 in expenses were paid out of proceeds at closing including a 3rd mortgage in the amount of \$3,082.88, closing costs and property taxes, a home warranty, and owner's title insurance. The house appraised at and was sold for \$90,000. This activity will be closed in the July-Sept quarter.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	1/1
# of Households benefitting	0	1	1	0/0	1/1	1/1
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/1



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 14G ICCF 002 36th Street

**Activity Title:** Acq 36th Street

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

ICCF Non Profit Housing Corp.

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$84,976.52
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$84,976.52
<b>Program Funds Drawdown</b>	\$0.00	\$84,976.52
<b>Obligated CDBG DR Funds</b>	\$0.00	\$84,976.52
<b>Expended CDBG DR Funds</b>	\$0.00	\$83,776.52
ICCF Non Profit Housing Corp.	\$0.00	\$83,776.52
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

A single family 3 bedroom, 1 bath home was purchased at 2604 36th Street SW, Wyoming, MI for \$78,900, 1% below the appraised value of \$80,000. The closing took place on 10/9/09. The home was built in 1961 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$27,715 includes energy efficient improvements including a new 90% or higher efficiency furnace and water heater, Energy Star rated appliances, increased insulation in attic, update electrical and plumbing systems, replace light fixtures, update kitchen and bathroom and new carpet and floor coverings through out. Exterior improvements include grading as needed before installation of new driveway, new roof, removal of tree stump, repair of deck stairs and landscaping as needed. We are budgeting \$18,000 for homebuyer assistance, sales price is \$90,000.

**Location Description:**

Activity is located in the Wyoming census tract 0138.01

**Activity Progress Narrative:**

There is a sale pending on this property with an income qualified homebuyer. When the closing takes place the homebuyer income category will be identified and the program income will be reported. The expected closing date is in the next quarter.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	1/1
<b># of housing units</b>	0	0	0	0/0	0/0	1/1
<b># of Households benefitting</b>	0	0	0	0/0	0/1	0/1
<b># of Parcels acquired voluntarily</b>	0	0	0	0/0	0/0	1/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>14G ICCF 003- 43rd Street</b>
<b>Activity Title:</b>	<b>ACQ ICCF 003 - 43rd Street</b>

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICCF Non Profit Housing Corp.

**Overall****Apr 1 thru Jun 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$81,152.41
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$81,152.41
<b>Program Funds Drawdown</b>	\$0.00	\$81,152.41
<b>Obligated CDBG DR Funds</b>	\$0.00	\$81,152.41
<b>Expended CDBG DR Funds</b>	\$0.00	\$81,152.41
ICCF Non Profit Housing Corp.	\$0.00	\$81,152.41
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$65,304.72	\$65,304.72
<b>Program Income Drawdown</b>	\$0.00	\$5.00

**Activity Description:**

A single family 3 bedroom, 1 bath home was purchased at 338 43rd Street SE, Kentwood, MI for \$75,00.00, 4% below the appraised value of \$78,000. The closing took place on 11/12/09. The rehabilitation budget of \$25,077.00 includes energy efficient improvements such as: a new high efficiency 90%+ furnace, increased insulation in attic, paint interior, new floor coverings throughout, new laminate counter tops in kitchen and all new energy efficient appliances.

**Location Description:**

This property is in the NSP target area for Kentwood.

**Activity Progress Narrative:**

This activity was completed. The house sold in the last quarter and program income was received on 4/13/10. This activity will be closed in the July-Sept. quarter.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	1/1
<b># of housing units</b>	0	0	0	0/0	0/0	1/1
<b># of Households benefitting</b>	0	0	0	1/0	0/1	1/1
<b># of Parcels acquired voluntarily</b>	0	0	0	0/0	0/0	1/1

**Activity Locations**

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** 14G ICCF 004 - Colrain

**Activity Title:** ACQ Colrain

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

ICCF Non Profit Housing Corp.

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$57,533.62
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$57,533.62
<b>Program Funds Drawdown</b>	\$0.00	\$57,533.62
<b>Obligated CDBG DR Funds</b>	\$0.00	\$57,878.62
<b>Expended CDBG DR Funds</b>	\$0.00	\$57,533.62
ICCF Non Profit Housing Corp.	\$0.00	\$57,533.62
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

A single family 3 bedroom, 1 1/2 bath home was purchased at 45 Colrain Street SW, Wyoming for \$51,000, 4% below the appraised value of \$54,000. The closing took place on November 12, 2009. The home was built in 1950 and will receive a lead-based paint risk assessment and clearance. The rehabilitation budget of \$59,651.90 includes energy efficient improvements including a new 90% or higher efficiency furnace and water heater, Energy Star rated appliances, increased insulation in attic, update electrical and plumbing systems.

**Location Description:**

This house is located in the Wyoming NSP target area.

**Activity Progress Narrative:**

The home sold to first-time homebuyer household between 60-80% AMI on 5/28/2010. The house was appraised for and sold for \$89,500. Homebuyers received a mortgage write-down of \$17,380 and seller-paid closing costs of \$3,500 to make their monthly payment affordable. Sales proceeds also covered \$2,302 in prorated taxes and owner's policy. A total of \$65,817.23 from proceeds of sale will be returned as program income. An additional \$10,000 in sales proceeds will be released from escrow once all lien waivers are provided. No further charges will be made to this activity and program income will be received in the next quarter.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	1/1
# of Households benefitting	1	0	1	1/0	0/1	1/1
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** 14G ICCF 005 - Heron

**Activity Title:** Acq Heron

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

11/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

ICCF Non Profit Housing Corp.

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$5,765.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,765.00
<b>Program Funds Drawdown</b>	\$200.00	\$5,765.00
<b>Obligated CDBG DR Funds</b>	(\$56,235.00)	\$5,765.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$62,927.83
ICCF Non Profit Housing Corp.	\$0.00	\$62,927.83
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$57,362.83

**Activity Description:**

An offer was made and accepted on a 3 bedroom, 1 bath home located at 3909 Heron Avenue, SW, Wyoming, MI in the amount of \$57,000.00, which 5% below the appraised value of \$60,000.00. Improvements to be made will include: new roof, new entry doors, new 90%+ efficiency furnace and water heater, new insulation, as needed, new windows, counter tops and floor coverings, all new energy efficient appliances.

**Location Description:**

This activity is located in the Wyoming NSP Target Area.

**Activity Progress Narrative:**

Program funds (\$56,235) originally obligated to acquire the property were de-obligated when program income was drawn to cover acquisition of the property. The property sold to a low-income, first-time homebuyer household on 6/10/10 for \$85,000. The homebuyers received a mortgage write-down of \$17,000 and seller-paid closing costs of \$3,122 to make their monthly payment affordable. Other costs paid out of sales proceeds were seller closing costs of \$1212. The program income to be received and recorded in the next quarter on this sale is \$58,584.26.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	1/1
# of Households benefitting	1	0	1	1/0	0/1	1/1
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/1

**Activity Locations**

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** 14G ICCF 006 Flamingo

**Activity Title:** Acq ICCF 006 Flamingo

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

11/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

ICCF Non Profit Housing Corp.

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$57,470.06
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$57,470.06
<b>Program Funds Drawdown</b>	\$200.00	\$57,470.06
<b>Obligated CDBG DR Funds</b>	(\$19,996.22)	\$57,470.06
<b>Expended CDBG DR Funds</b>	\$0.00	\$134,736.34
ICCF Non Profit Housing Corp.	\$0.00	\$134,736.34
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$25,681.22

**Activity Description:**

An offer was made and accepted on a 3 bedroom, 1 bath home located at 3500 Flamingo Avenue SW, Wyoming, MI in the amount of \$75,000.00, which 4% below the appraised value of \$78,500.00. Improvements to be made will include: new roof, 3 new interior doors, new 90%+ efficiency furnace, new water heater, new insulation, update electrical, new cabinets and counter tops, new floor coverings and all new energy efficient appliances.

**Location Description:**

This home is located in the NSP target area of Wyoming.

**Activity Progress Narrative:**

The home sold to a low-income, first-time homebuyer on 6/25/10. The home appraised for and sold for \$91,500. The proceeds of sale covered a soft second mortgage of \$18,300 and \$3,425.25 to make the monthly payment affordable to the homebuyer. Proceeds of sale also covered \$2,688 in seller closing costs. The program income proceeds of \$66,586.36 will be receipted in the next quarter. The amount of \$19,996.22 was de-obligated to offset costs drawn from program income instead of program funds.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	1/1
# of Households benefitting	1	0	1	1/0	0/1	1/1
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/1

**Activity Locations**

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>14G Kitson Builder 001- Haughey</b>
<b>Activity Title:</b>	<b>ACQ Haughey</b>

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Lee Kitson Builder, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$47,241.96
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$47,241.96
<b>Program Funds Drawdown</b>	\$0.00	\$47,241.96
<b>Obligated CDBG DR Funds</b>	\$0.00	\$47,241.96
<b>Expended CDBG DR Funds</b>	\$0.00	\$380.00
Lee Kitson Builder, Inc.	\$0.00	\$380.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Developer entered into a purchase agreement 8/19/09 to purchase the property from HUD for \$40,100. The closing took place on 10/21/09. Property appraised at \$44,500, ten percent over the accepted purchase price. The home was in a state of disrepair with damage to ceilings, windows and roofing. The developer will replace windows, exterior doors, replace the roof on the house and garage, repaint the interior, replace kitchen, replace toilet and vanity, replace the furnace, bring the electrical and plumbing up to code, and add insulation as needed. Property improvements will result in at least 10% improvement in pre- and post blower door test. The estimated rehabilitation budget is \$49,900. The resale price is \$69,900 and estimated homebuyer assistance budgeted is \$13,980.

**Location Description:**

4930 Haughey Ave SW is located in an urban portion of the Wyoming NSP area.

**Activity Progress Narrative:**

No more acquisition funds will be expended from this activity. The property was under a purchase agreement at the end of the quarter and is expected to close in the July-Sept quarter.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	1/1
<b># of housing units</b>	0	0	0	0/0	0/0	1/1
<b># of Households benefitting</b>	0	0	0	0/0	0/1	0/1
<b># of Parcels acquired voluntarily</b>	0	0	0	0/0	0/0	1/1

**Activity Locations**

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>14G Kitson Builder 002 - Homebuyer Acquisition</b>
<b>Activity Title:</b>	<b>ACQ Kitson properties</b>

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Lee Kitson Builder, Inc.

**Overall**
**Apr 1 thru Jun 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$114,194.56
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$114,194.56
<b>Program Funds Drawdown</b>	\$0.00	\$58,486.90
<b>Obligated CDBG DR Funds</b>	(\$1,263.28)	\$77,133.72
<b>Expended CDBG DR Funds</b>	\$0.00	\$58,486.90
Lee Kitson Builder, Inc.	\$0.00	\$58,486.90
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$1,263.28

**Activity Description:**

This activity will include acquisition of foreclosed or abandoned properties by Kitson Builders for resale to households up to 120% of Area Median Income.

**Location Description:**

Homes to be acquired will be located in one of the Kent County NSP target areas.

**Activity Progress Narrative:**

During this quarter, Kitson entered into a purchase agreement to purchase 46 Colrain, a foreclosed HUD property. The property closing will be reported in the July-Sept QPR. No other activities took place during this quarter. \$1,263.28 was de-obligated due to the use of program income instead of program funds to cover the same amount in expenditures under this activity.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/2
# of housing units	0	0	0	0/0	0/0	1/2
# of Households benefitting	0	0	0	0/2	0/0	0/2
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/2

**Activity Locations**

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** 14G Kitson Builder 003-Marquette

**Activity Title:** ACQ Marquette

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Lee Kitson Builder, Inc.

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$25,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$25,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$25,000.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$25,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$50,000.00
Lee Kitson Builder, Inc.	\$0.00	\$50,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$25,000.00

**Activity Description:**

An offer to purchase the house was submitted on November 6, 2009 in the amount of \$18,700.00 and was accepted. The as-is appraisal value of the property is \$28,500. The home has 3 bedrooms, a one stall detached garage and a full unfinished basement. The property will need to have lead clearance testing. The rehab estimates include energy efficient improvements including: new windows, exterior and interior doors, updated plumbing and electrical, new furnace and hot water heater, insulation added as needed, new flooring throughout, new cabinets, sink, and new energy efficient appliances in the kitchen including the installation of a dishwasher and microwave, new toilets, sinks, tub/shower enclosures in existing bathroom and add bathroom on 2nd floor. Improvements to the exterior include: remove existing porch and pour new porch cap with 4 columns, repair roof as needed and add gutters and downspouts to the rear of the house, new concrete steps at rear of house, new concrete driveway, repair and repaint existing shake siding on gables and install new vinyl siding to the balance of the home, demolish existing one stall garage and build new 22X22 garage with overhead door, service door and roofing and siding to match home, and add landscaping.

**Location Description:**

This property is located in the Wyoming NSP target area.

**Activity Progress Narrative:**

This activity reports on the acquisition of 1206 Marquette, Wyoming MI (acquired 12/18/10) and 1935 Cleveland, Wyoming MI (acquired 2/8/10). Both properties are undergoing extensive lead abatement and rehabilitation. The estimated time frame for sale of the homes is the July-Sept quarter. No further acquisition costs will be charged to this activity.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	2/1
# of housing units	0	0	0	0/0	0/0	2/1
# of Households benefitting	0	0	0	0/1	0/0	0/1



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>14G Lighthouse Owner Acquisition</b>
<b>Activity Title:</b>	<b>14G Lighthouse SF ACQ</b>

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Lighthouse Communities, Inc.

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$348,231.11
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$348,231.11
<b>Program Funds Drawdown</b>	\$109,310.95	\$110,510.95
<b>Obligated CDBG DR Funds</b>	\$328,949.11	\$330,749.11
<b>Expended CDBG DR Funds</b>	\$117,035.96	\$117,035.96
Lighthouse Communities, Inc.	\$117,035.96	\$117,035.96
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$103,724.56

**Activity Description:**

The activity includes acquisition of foreclosed houses for resale to households at or below 120% area median income. This activity is for Lighthouse Communities single family acquisition to be funded primarily with program income received from sale of other rehabilitated NSP houses. If not funded with program income directly, when program income is drawn to cover the cost of other activities, the program funds they "replace" will be moved to this activity for acquisition.

**Location Description:**

Kent County NSP target areas.

**Activity Progress Narrative:**

A property at 4913 Ash, Kentwood, MI was purchased on 5/21/10. This 3 bedroom 2 bath brick ranch was built in 1957 and is located in the Kentwood target area. The home was purchased for \$105,000 or 4% under the appraised price of \$110,000. The property will be tested for Lead-based paint, rehabilitated and resold during the next quarter.

Lighthouse Communities Inc. entered into purchase agreements for an additional three (3) units during this quarter. These properties will close in the July-Sept. quarter.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	1	0/0	0/0	2/4
<b># of housing units</b>	0	0	1	0/0	0/0	2/4
<b># of Households benefitting</b>	0	0	0	0/0	0/4	0/4
<b># of Parcels acquired voluntarily</b>	0	0	1	0/0	0/0	2/4

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>14G Mohawk Construction 001-Rathbone</b>
<b>Activity Title:</b>	<b>ACQ Rathbone</b>

**Activity Category:**

Acquisition - general

**Project Number:**

009 ACQ SF

**Projected Start Date:**

07/24/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQ-Homebuyer

**Projected End Date:**

06/30/2013

**Responsible Organization:**

Mohawk Construction Group, LLC

**Overall**
**Apr 1 thru Jun 30, 2010**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$29,039.74
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$29,039.74
<b>Program Funds Drawdown</b>	\$0.00	\$29,039.74
<b>Obligated CDBG DR Funds</b>	(\$5,960.26)	\$29,039.74
<b>Expended CDBG DR Funds</b>	\$0.00	\$29,039.74
Mohawk Construction Group, LLC	\$0.00	\$29,039.74
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

An offer was made and accepted to purchase a 3 bedroom, 1 bath home in the Wyoming NSP target area. The purchase price of the home is \$23,000 pending the appraisal coming back 1% less than sales price. The home will be completely rehabilitated for resale to a household at or below 120% AMI.

**Location Description:**

This property is located in the target area for Wyoming.

**Activity Progress Narrative:**

When the closing takes place the homebuyer income category will be identified and the program income will be reported. The expected completion date is in the next quarter. \$5,960.26 was de-obligated because acquisition costs came in lower than expected and no additional funds will be charged to this activity.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/1	0/1
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/1

**Activity Locations**

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 14G Mohawk Construction 002 Carmel

**Activity Title:** ACQ Carmel

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

009 ACQ SF

**Project Title:**

ACQ-Homebuyer

**Projected Start Date:**

07/24/2009

**Projected End Date:**

06/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Mohawk Construction Group, LLC

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

Total Projected Budget from All Sources	N/A	\$85,967.93
Total CDBG Program Funds Budgeted	N/A	\$85,967.93
Program Funds Drawdown	\$0.00	\$85,967.93
Obligated CDBG DR Funds	\$0.00	\$86,000.00
Expended CDBG DR Funds	\$0.00	\$85,967.93
Mohawk Construction Group, LLC	\$0.00	\$85,967.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

An offer was made and accepted in the amount of \$80,000.00 for the acquisition of a foreclosed home at 3084 Carmel SW Avenue, Grandville, MI. The home will be rehabilitated and sold to a household earning at or below 120% AMI.

**Location Description:**

The activity is located in the Grandville NSP Target Area.

**Activity Progress Narrative:**

When the closing takes place the homebuyer income category will be identified and the program income will be reported. The expected completion date is in the next quarter.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/1	0/1
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/1

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

<b>Grantee Activity Number:</b>	<b>Admin</b>
<b>Activity Title:</b>	<b>Admin</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

001 NSP Admin

**Project Title:**

Administration

**Projected Start Date:**

02/13/2009

**Projected End Date:**

07/31/2013

**National Objective:**

N/A

**Responsible Organization:**

Kent County Community Development Department

**Overall****Apr 1 thru Jun 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$425,303.43
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$425,303.43
<b>Program Funds Drawdown</b>	\$10,272.74	\$116,233.94
<b>Obligated CDBG DR Funds</b>	\$0.00	\$391,279.60
<b>Expended CDBG DR Funds</b>	\$10,272.74	\$116,233.94
Kent County Community Development Department	\$10,272.74	\$116,233.94
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$26,739.93	\$38,688.91

**Activity Description:**

General program administrative funding

**Location Description:**

82 Ionia Ave NW, Suite 390, Grand Rapids, MI 49503-3036

**Activity Progress Narrative:**

During the quarter staff performed day to day operation of the NSP program including review of progress reports, conducting site visits of potential properties, due diligence and facilitation of property acquisition, review of rehabilitation specifications, bid tabulations and construction contracts, review of third party property inspections, construction site visits to confirm construction draws, processing reimbursement payments to developers and continually updating project files with required documentation. Expenses for third party property inspection and construction cost review services were also covered for five properties during this quarter.

Monitoring visits took place with Mohawk Construction, Lighthouse Communities, and Kitson Builders, Inc. to ensure compliance with HUD regulations and procedures. A monitoring visit with Inner City Christian Federation had been completed in the previous quarter.

Staff attended Foreclosure Response Team meetings to collaborate with community partners.

Attended Advanced Environmental Training-NSP in Detroit on April 15, 2010

Staff attended the Annual Fair Housing Luncheon on April 22, 2010 and learned about the most recent policy efforts and trends in fair housing cases in order to assist the County to affirmatively further fair housing in the Neighborhood Stabilization Program.

During the quarter, staff attended two webinars offered by HUD including "Guidance on Tracking and Reporting the Use

of NSP Funds: Obligations for Specific Activities” on May 17, 2010; NSP Question and Answer Session with HUD Staff, May 20, 2010 and took advantage of handouts on other webinars.  
A total of \$41,966 was expended for NSP admin in the April-June quarter of which all but \$10,272.74 will be drawn from program income.

## Performance Measures

No Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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